



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1808 Meadowbrook Gate SE**  
**Airdrie, Alberta**

**MLS # A2269704**



**\$585,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Freezer in Garage, Rain Barrel, Bird Bath, Shelving in Garage, Shed, Clothesline, BBQ

Welcome to this lovely Bi-Level in the fantastic Community of Meadowbrook. This Home has seen many Updates including: TRIPLE PANE WINDOWS, Kitchen renovation (2012), and Gorgeous Hardwood Flooring. When you arrive, you will immediately notice the Over-length Driveway and the Oversized Windows in the Front Living Room. This Bi-Level boasts a Spacious Living Room off the Entry with Vaulted Ceilings and Oversized Triple Pane Windows that bathe the Home with Natural Light. With only 6 steps leading you to the Main Level, you will enjoy the Renovated Kitchen that features a Vaulted Ceiling with a skylight, Solid Wood Cabinetry including a Custom Cabinet with Shelving and extra power, Pantry, Island with lots of extra storage and space for 2 stools, a Breakfast Nook and access to the Deck. The Dining Room holds a larger table and overlooks the Living Room. The Primary Bedroom can hold a King Bed, has a Walk-in Closet and a 4 Pc Ensuite with Jacuzzi Tub. 2 Additional Bedrooms and a 4 pc Bathroom complete the Main Level. The Lower Level has a Huge Recreation Room with SUNSHINE WINDOWS and a Corner Fireplace that has a blower fan, Bedrooms 4 and 5, the Large Laundry Room with Half Bath, and a Massive Crawl Space for extra Storage. The Yard is Fully Fenced, has mature trees, a Storage Shed, and the Deck with Vinyl deck boards is enclosed below for extra storage. The 20 x 19' Garage is insulated and drywalled on the exterior walls. This Home also has a gas line for bbq. This Home is on a quiet and low traffic street with super easy access to the walking trails. Ready for a QUICK POSSESSION if needed. Book your showing today and make it yours.